

155.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

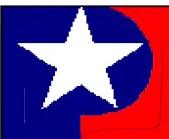
593,800 / 593,800

USE VALUE:

593,800 / 593,800

ASSESSED:

593,800 / 593,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
143		GEORGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: INGWERSEN NANCY J	
Owner 2:	
Owner 3:	
Street 1: 143 GEORGE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: MERCER KENNETH&ROBERT&DONALD& -	
Owner 2: MERCER DAVID&BUCHANAN PATRICIA -	
Street 1: 143 GEORGE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1912, having primarily Vinyl Exterior and 900 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number

ACTIVITY INFORMATION	
Date	Result
5/21/2018	MEAS&NOTICE
3/31/2009	Meas/Inspect
1/7/2000	Inspected
12/7/1999	Mailer Sent
11/24/1999	Measured
1/1/1982	PS

Sign:	VERIFICATION OF VISIT NOT DATA
-------	--------------------------------

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
0	70.	1.00	7					420,000						420,000	

101	One Family	6000	Sq. Ft.	Site	0	70.	1.00	7							420,000	
-----	------------	------	---------	------	---	-----	------	---	--	--	--	--	--	--	---------	--

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>					
Type:	2 - Bungalow		Full Bath:	1	Rating: Average	A Bath:		Rating:	SINK IN BMT.								
Sty Ht:	1A - 1 Sty +Attic		3/4 Bath:		Rating:												
(Liv) Units:	1	Total: 1	A 3QBth:		Rating:												
Foundation:	3 - BrickorStone		1/2 Bath:		Rating:												
Frame:	1 - Wood		A HBth:		Rating:												
Prime Wall:	4 - Vinyl		OthrFix:	1	Rating: Average												
Sec Wall:		%	Kits:	1	Rating: Average												
Roof Struct:	1 - Gable		A Kits:		Rating:												
Roof Cover:	1 - Asphalt Shgl		Frl:		Rating:												
Color:	WHITE		WSFlue:		Rating:												
View / Desir:			<b>RESIDENTIAL GRID</b>														
<b>GENERAL INFORMATION</b>						<b>OTHER FEATURES</b>			1st Res Grid   Desc: Line 1   # Units 1								
Grade:	C - Average		Kits:	1	Rating: Average												
Year Blt:	1912	Eff Yr Blt:	A Kits:		Rating:												
Alt LUC:		Alt %:	Frl:		Rating:												
Jurisdct:	G12	Fact: .	WSFlue:		Rating:												
Const Mod:			<b>CONDOS INFORMATION</b>														
Lump Sum Adj:			Location:														
<b>INTERIOR INFORMATION</b>						Total Units:											
Avg Ht/FL:	STD		Floor:														
Prim Int Wal	2 - Plaster		% Own:														
Sec Int Wall:		%	Name:														
Partition:	T - Typical		<b>DEPRECIATION</b>														
Prim Floors:	3 - Hardwood		Phys Cond:	AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL							
Sec Floors:		%	Functional:			Interior:	1	5	2	1							
Bsmnt Flr:	12 - Concrete		Economic:			Additions:											
Subfloor:			Special:			Kitchen:											
Bsmnt Gar:			Override:			Baths:											
Electric:	3 - Typical		Total:	31	%	Plumbing:											
Insulation:	2 - Typical		<b>CALC SUMMARY</b>														
Int vs Ext:	S		Basic \$ / SQ:	100.00		Adj \$ / SQ:	100.00		<b>COMPARABLE SALES</b>								
Heat Fuel:	2 - Gas		Size Adj.:	1.35000002		Const Adj.:	0.99989998		Rate	Parcel ID	Typ	Date	Sale Price				
Heat Type:	1 - Forced H/Air		Adj \$ / SQ:	134.987		Other Features:	57000										
# Heat Sys:	1		Grade Factor:	1.00		NBHD Inf:	1.00000000										
% Heated:	100	% AC:	NBHD Mod:			LUC Factor:	1.00		WtAv\$/SQ:		AvRate:		Ind.Val				
Solar HW:	NO	Central Vac:	Adj Total:	246787		Juris. Factor:	1.00										
% Com Wal		% Sprinkled	Depreciation:	76504		Special Features:	0										
			Deprecated Total:	170283		Final Total:	170300										
<b>MOBILE HOME</b>						Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 155.0-0002-0008.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1960	26.36	T	40	101			3,500		3,500
More: N	Total Yard Items:	3,500	Total Special Features:		Total:	3,500											
 <b>SKETCH</b>																	
 <b>IMAGE</b>																	